

A.P.N.: 1022-16-002-067
File No: 143-2671093 (et)
R.P.T.T.: \$1,209.00

When Recorded Mail To: Mail Tax Statements To:
Enrique Lopez and Jessica Lopez
1551 Topaz Ranch Drive
Wellington, NV 89444

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Brian Neff, an unmarried man

do(es) hereby *GRANT, BARGAIN and SELL* to

Enrique Lopez and Jessica Lopez, husband and wife as joint tenants with right of survivorship

the real property situate in the County of Douglas, State of Nevada, described as follows:

LOT 1, IN BLOCK H, AS SHOWN ON THE MAP ENTITLED TOPAZ RANCH ESTATES UNIT NO. 4, FILED FOR RECORD NOVEMBER 16, 1970, IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 50212.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Brian Neff


Brian Neff

STATE OF **NEVADA**)
)
) : **ss.**
)
COUNTY OF **DOUGLAS**)


This instrument was acknowledged before me on February 16, 2024 by Brian Neff

Marsy Linn Harrell

Notary Public
(My commission expires: 6-10-2026)

 **MARSY LINN HARRELL**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 22-7504-05 - Expires June 10, 2026

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2671093.

 **MARSY LINN HARRELL**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 22-7504-05 - Expires June 10, 2026

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1022-16-002-067
 b) _____
 c) _____
 d) _____

2. Type of Property
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$310,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$310,000.00
 d) Real Property Transfer Tax Due \$1,209.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Brian Neff
 Signature: _____

Capacity: Grantor
 Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Brian Neff
 Address: PO BOX 172
 City: COLEVILLE
 State: CA Zip: 95923

Print Name: Lopez
 Address: 1551 Topaz Ranch Drive
 City: Wellington
 State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
 Print Name: Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2671093 et/ et
 State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)